

SANDESTIN OWNERS ASSOCIATION, INC.
CURFEW AND EVICTION RULE

(SOA Board approval 5/19/2011)

WHEREAS Sandestin Resort is a mixed use community, combining residential with commercial activities, and continues to grow in population, both permanent and transient, and in an effort to promote and enhance the safety aspects of living in and visiting the property for the best interests of all concerned; and

WHEREAS Article III, Section 1 of the Sandestin Declaration of Covenants, Conditions & Restrictions requires every property owner at Sandestin to be a member of the Sandestin Owners Association, Inc. (SOA); and

WHEREAS Article VI of the Articles of Incorporation of Sandestin Owners Association, Inc. provides that "The affairs of the Association shall be managed by a Board of Directors..."; and

WHEREAS Article VI.1(d) of the by-laws of Sandestin Owners Association, Inc. expressly authorizes the SOA board "...to adopt and publish rules and regulations governing the use of the Common Area or Common Roads or any parcels thereof and the personal conduct of the members and their guests thereon," and

WHEREAS Article IV, Section 4 d. and e. of the Sandestin Declaration of Covenants, Conditions & Restrictions gives the Association the right to adopt reasonable rules and regulations pertaining to the use of Common Properties and any facilities included therein and the right to control and regulate all types of traffic on the Common Roads by traffic or vehicles which would or might result in damage to Common Roads or pavement; and

WHEREAS Article VI 1(d) of the Sandestin Declaration of Covenants provides for security protection, including employment of Security Guards...shall be necessary for protection of persons and property within the property.

ACCORDINGLY, to provide safety and protection for Owners and / or their Guests, to ensure peace and tranquility to those who may live or visit Sandestin and in an effort to prevent thefts, vandalism or any other late night unlawful activity, this rule is hereby adopted and provided:

1. A curfew shall be in effect for persons under the age of 18 years, not accompanied by a parent or guardian. This curfew will be in effect from 12:00 a.m. until 6:00 a.m. throughout the Sandestin Resort, including the beach and all resort properties. Persons found to be in violation are to be escorted to their unit and the parent or guardian shall be advised of the curfew violation. Their names and a report detailing the action taken will be recorded and forwarded to the Director of Security, who, upon request, will provide this information to the Board of Directors, a Representative of the Declarant, or the appropriate rental management company. In the event these persons are guests on Sandestin Golf and Beach Resort, the property manager on duty or his/her equivalent or responsible Management Company is to be notified as soon as possible, to take further action necessary, including removal from the property.
2. In the event Security encounters rental guests whose conduct is illegal and in violation of Florida Statute 509.141, and law enforcement is summoned, the rental agent or agency responsible for the rental of the unit the violator is residing in will be notified. Additionally, the owner of the unit will be contacted. It will be the discretion of the agency to call for eviction. However, if the conduct occurs on the Associations Common Property, eviction will be recommended. The Director of Security will be contacted immediately.
3. This rule applies to all members of the Sandestin Owners Association, their families, guests, tenants or invitee's.
4. The procedures described herein may be waived by the Board in emergency or severe situations because of the Board's responsibility to advance the peace and safety within Sandestin.
5. This rule shall be adopted and enforced and continue to be in force thereafter unless modified, amended or rescinded by the Sandestin Owners Association Board of Directors.
6. Notice of the adoption of this rule shall be distributed in writing or by appropriate electronic publication.

Adopted SOA BOD/Security 05/19/2011

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